

# STAND ALONE OFFICE / WAREHOUSE BUILDING

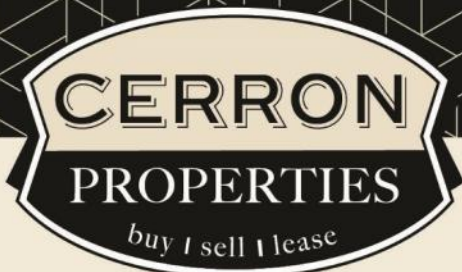
21025 HERON WAY, LAKEVILLE, MN 55044



FOR LEASE | OFFICE / WAREHOUSE / MANUFACTURING



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
WWW.CERRON.COM



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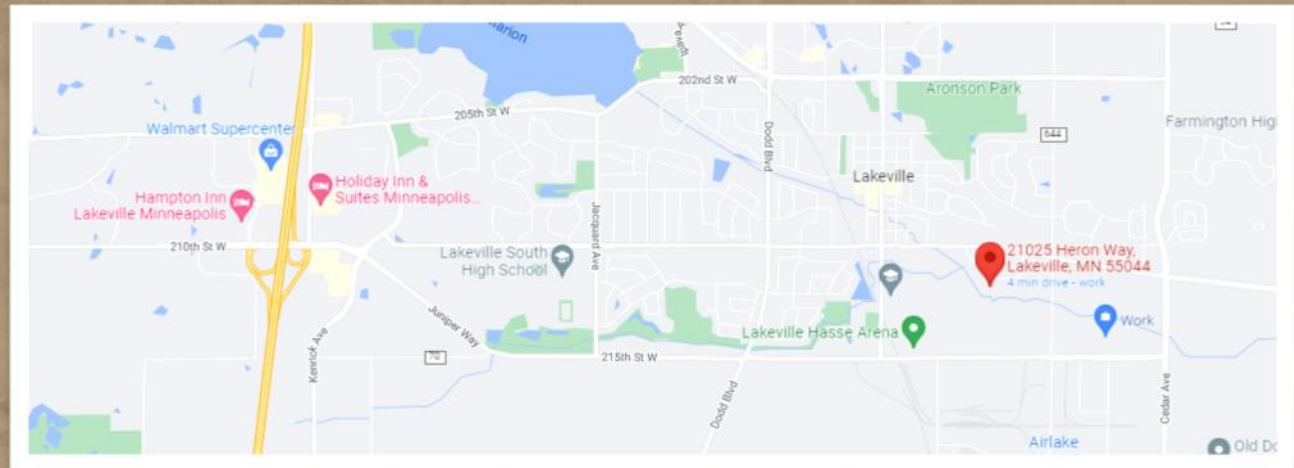
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## ■ PROPERTY HIGHLIGHTS

- 7,383 SF (approx.)
  - 5,184 SF Main Level Warehouse
  - 1,023 SF Mezzanine Level Warehouse
  - 864 SF Main Level Office
  - 312 SF Mezzanine Office
- 1.19 Acre Site (approx., per survey)
- 19'6" Clear Height
- Year Built: 2003
- (1) One Drive-in Door  
14' High X 12' Wide
- Power: 400A/480V
- Entire facility is LED lighting & is climate controlled throughout
- Base Lease Rate: \$6,355/mo.  
NNN + Operating Expense—  
\$3,200/mo.  
= **Total Rent—\$9,555/mo.**
- Tenant to pay utilities



Newly sealed and striped parking lot



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For more information,  
please contact:  
**Rocky Ranch**  
**952.583.6135**  
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## EXECUTIVE SUMMARY

Office / Warehouse Stand Alone Building Available for Lease – 7,383 SF

This well-maintained **7,383 square foot industrial facility** offers an excellent opportunity for businesses seeking efficient warehouse space with modern building systems and strong electrical capacity. Situated on approximately **1.19 acres**, the property provides a functional layout with both warehouse and office space, making it ideal for distribution, light manufacturing, service contractors, or specialty industrial users.

The building features **5,184 SF of main-level warehouse space** complemented by an additional **1,023 SF mezzanine warehouse**, maximizing usable storage and operational flexibility. The warehouse boasts **19'6" clear height**, providing ample vertical space for racking, equipment, or inventory. A **14' high x 12' wide drive-in door** allows convenient loading and access for vehicles and equipment.

Office space is thoughtfully integrated into the facility, with **864 SF on the main level** and an additional **312 SF of mezzanine office**, offering comfortable administrative and operational workspace within the building.

Built in **2003**, the property has been well maintained and upgraded with **LED lighting throughout** and **full climate control across the entire facility**, creating an efficient and comfortable environment for year-round operations.

The building is well equipped to support a variety of industrial users with strong **electrical infrastructure**, including **400 amp / 480V power** with a **600 amp service running to the building**. Multiple breaker panels provide flexibility for equipment needs, including **400 amp 480V three-phase**, **125 amp 208V three-phase**, and **250 amp 208V three-phase** service. The **main transformer is located near the building**, allowing for relatively easy electrical upgrades if additional power is required.

This property offers a rare combination of **functional warehouse space, quality office buildout, strong power capacity, and modern building systems**, making it a highly adaptable solution for a wide range of industrial users.

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## AERIAL MAP



### ■ SITE / LOCATION DATA:

- 1.19 Acre Site
- .9 Mile east to Cedar Avenue
- 3.8 Miles west to I-35
- 17.7 Miles to Minneapolis-St. Paul Int'l Airport
- 1.3 Miles to Lakeville Airlake Airport
- Just minutes to downtown Lakeville with multiple options for dining, shopping, post office, banking, library and more!

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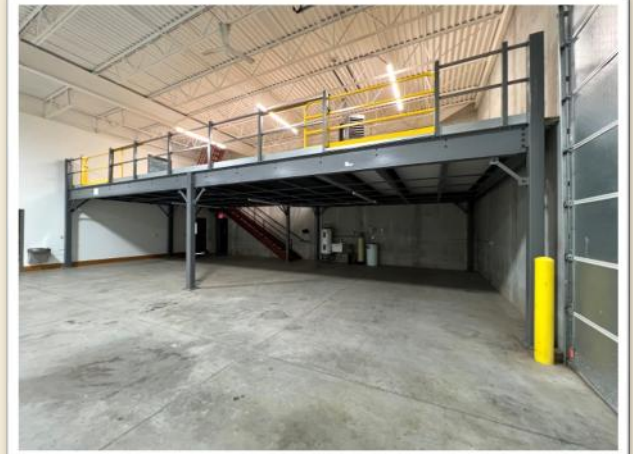
## BUILDING PHOTOS



Kitchenette / Breakroom with an abundance of natural light, tall ceilings, and ceiling fan with 2 entrances



Large warehouse space with (14'Hx12'W) drive-in door and 19'6" clear height.



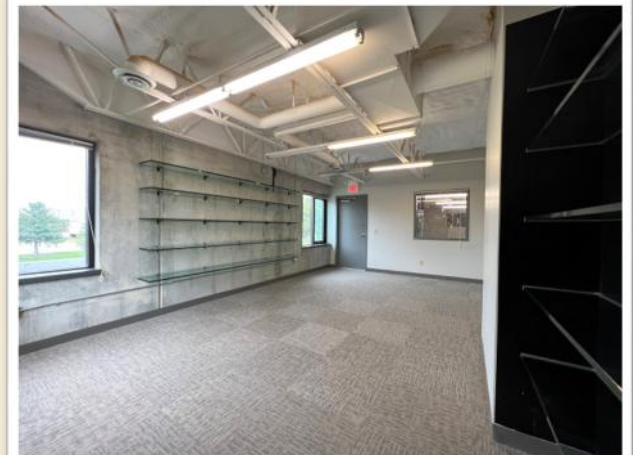
Large warehouse space with large mezzanine for additional storage.



Entrance with vestibule and reception area and single restroom and access to the warehouse.



Private main floor office just off the reception area with fresh new carpet in all offices & reception.



Private mezzanine level office with display shelves.

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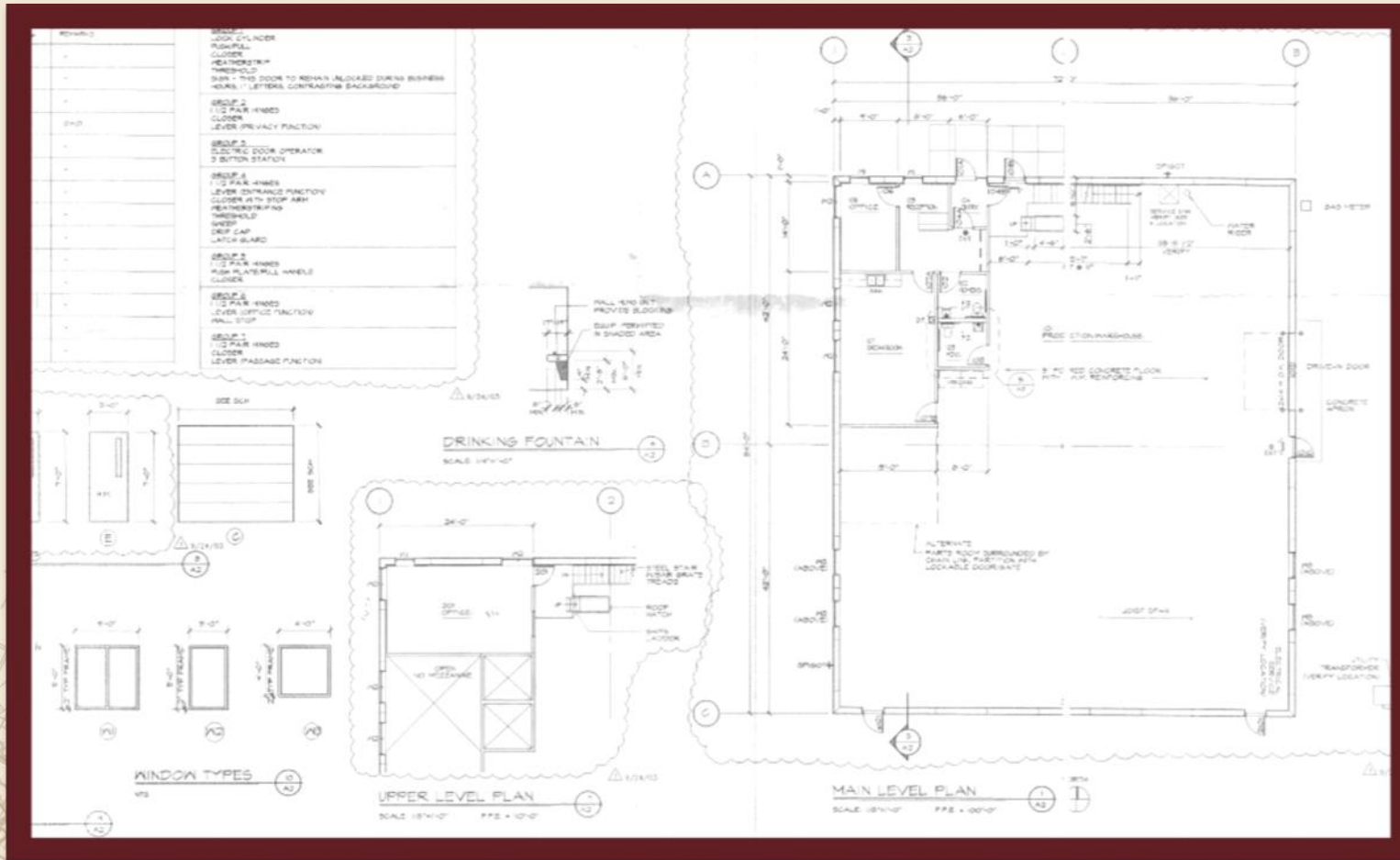


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## FLOOR PLAN



### POWER

The service running to the building is 600 amp

Breaker Boxes:

- 1—400 amp 480 3 phase
- 1—125 amp 208 3 phase
- 1—250 amp 208 3 phase

The main transformer is close to the building so electrical service could be upgraded easily.

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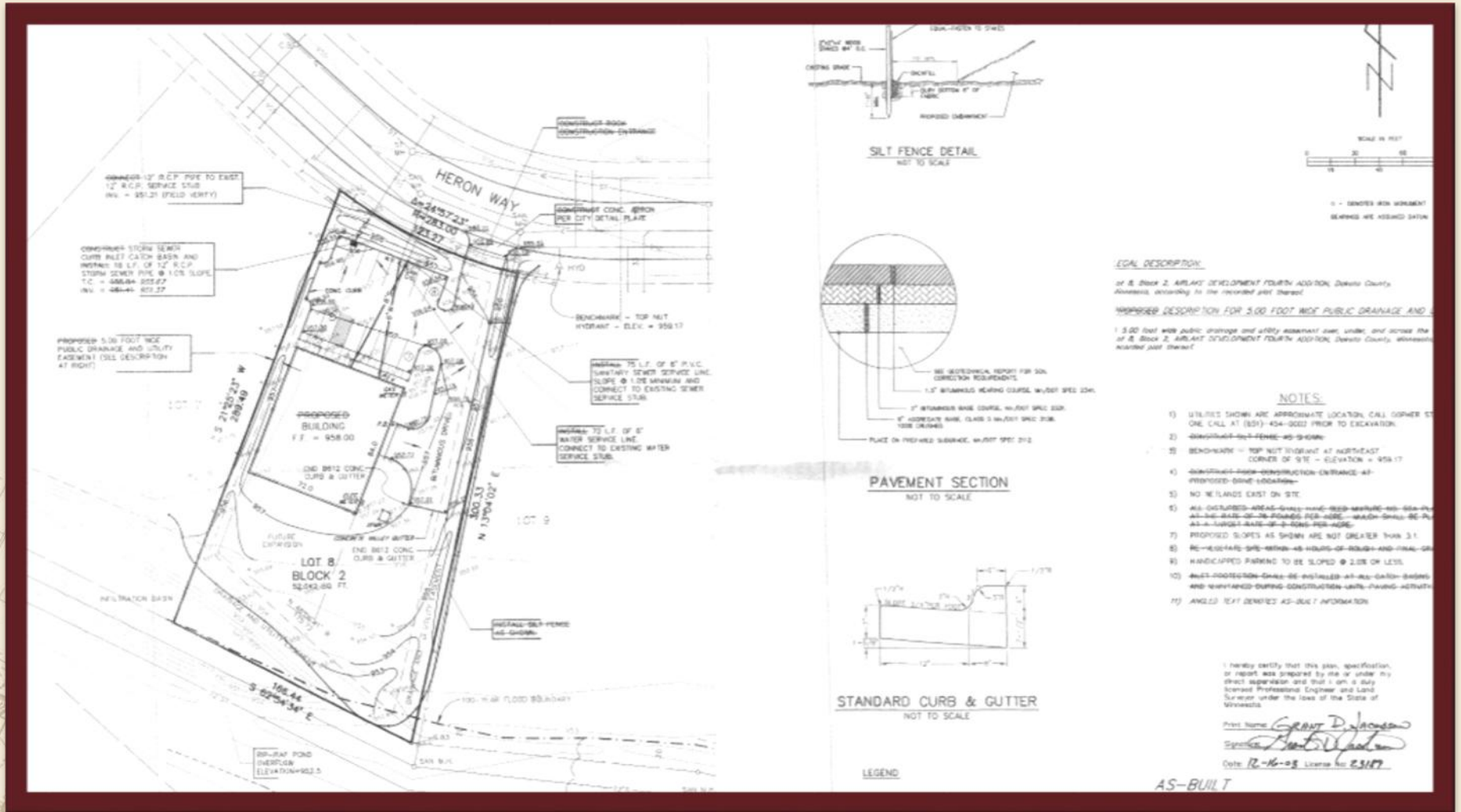


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## SITE PLAN



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*let's get started!*

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